

**OUTREACH MEETING DISCUSSION SUMMARY**  
**MEETING DATE AUGUST 6, 2010**

DPDR Staff in attendance: Gary Hessong, Division Director, DPDR  
Sharon Goetz, Manager of Permitting Services  
Bryon Mitchell, Manager, Office of Life Safety & Plan Review Services  
John Picco, Chief Plan Reviewer  
Vijay Kapoor, Development Review  
Pamela Moulton, Customer Service Supervisor  
Mike Hammond, Building Inspector

Other County Staff: Lisa Orr, Program Coordinator, Office of Environmental Sustainability (OES)

Agenda items discussed:

➤ **Green Building Update – Lisa Orr, OES**

- **New Frederick County Green Homes Challenge and Certification Program.** The Green Homes Challenge, to be launched this fall, will offer residents ways to save energy and money, green their lifestyle, and incorporate renewable energy at home. Residents can achieve the Power Saver, Green Living Leader, and Sustainable Star certification and gain recognition for their sustainability achievements. Look for more on the Green Homes Challenge at In the Streets and the Great Frederick Fair in September.
- **Trainings.** A handout, "Upcoming & On-Going Opportunities related to Green Building & Sustainability" was made available to attendees, and is attached to this Discussion Summary.
- **Summer Newsletter.** The Office of Environmental Sustainability newsletters are posted on the Department's website, and the Summer 2010 issue will be posted soon. Visit their website to view the newsletter and/or join their mailing list: [www.FrederickCountyMD.gov/sustainability](http://www.FrederickCountyMD.gov/sustainability).
- **Code Adoption Hearings.** OES is considering attending the ICC Code Development Final Action Hearings in Charlotte, NC this fall, as the proposed changes to the 2009 International Energy Code will be voted on.

➤ **New Stormwater Management Regs. – Vijay Kapoor, Development Review**

- Vijay is assisting Building Permit applicants through the review process for single family dwellings on single lots regarding stormwater. Applicants may contact him at 301-600-1560 with questions or to arrange a meeting with him.
- The "Standard Stormwater Management Plan for Single Lot Residential Construction" form has been updated (see attached), and is now included with Building Permit Application Submittal Packets. It is also available on the Environmental Compliance Section page of DPDR's website: [www.FrederickCountyMD.gov/dpdr](http://www.FrederickCountyMD.gov/dpdr).
- There is no change in "grandfathering" yet, but there is a "waiver process". For more information, contact Vijay.

➤ **Review of New Dwelling "Blanket" Plan Submittal Procedures – Bryon Mitchell**

- Bryon went over the procedures in place regarding "Blanket" plans for new dwellings, relative to the Frederick County adoption of the 2009 International Residential Code (IRC) on July 1, 2010.
  - If a new Blanket type, plans are required to comply with the 2009 IRC.
  - If a Blanket was previously approved and there are significant changes, new sheets as applicable must be submitted for the changes.
  - If a Blanket was previously approved and there are no significant changes, only a letter is required stating that the house will be designed and built in accordance with the provisions of the 2009 edition of the IRC.
  - Blankets approved prior to October 1, 2008 require new plans designed in accordance with the provisions of the 2009 edition of the IRC, and a complete review.

Please refer to the handout, "Frederick County 2009 Residential Building Code Blanket Update Procedures" dated July 1, 2010, for further details. The handout is attached to this Discussion Summary.

➤ **Applicant Feedback Regarding New Insulation Inspection**

- Frederick County began performing insulation inspections as of July 1, 2010.
- As of this Outreach meeting date, there has not been enough insulation inspections to gain Applicant feedback, so this will be put on the next meeting's Agenda.
- The new Insulation/Close-in inspection is done *after* framing, mechanical, electrical, plumbing, and fire systems rough-in inspections have been approved, and insulation has been installed.
- No insulation may commence until the Framing inspection has been approved!
- Insulation in the attic and unfinished basements is verified at the final inspection stage.

**Other Discussion Topics**

The Frederick County Builders' Association Annual Golf Tournament, a very popular event, was held the same date as this Permitting Outreach meeting, so the Outreach meeting was very sparsely attended. Staff will take this into consideration when drafting the meeting schedule for 2011, since they have been made aware that the Golf Tournament is always held the first Friday in August, and the Outreach meeting will be held on another date.

*Please note: This ends the published discussion summary, which may not include all discussion that occurred. It is not intended to be "minutes" of the meeting.*

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Outreach meeting discussion summary August 2010/sg



**PERMITTING AND DEVELOPMENT REVIEW DIVISION  
FREDERICK COUNTY, MARYLAND**

*Department of Permits and Inspections*

30 North Market Street • Frederick, Maryland 21701

Phone (301) 600-2313 • Fax (301) 600-2309

**PERMITTING OUTREACH MEETING**

**NUMBER 28**

August 6, 2010 @ 9:00am

DPDR Meeting Room, Lower Level

30 North Market Street

**AGENDA**

- I. Introductions
- II. Green Building Update – Lisa Orr, Frederick County Office of Environmental Sustainability
- III. New Storm Water Regulations – Update from Vijay Kapoor, Development Review
- IV. Review of New Dwelling “Blanket” Plan Submittal Procedures
- V. Applicant Feedback Regarding New Insulation Inspection
- VI. Open discussion of other topics

To propose topics of discussion for future Permitting Outreach Meetings, contact Sharon Goetz at [SGoetz@FrederickCountyMD.gov](mailto:SGoetz@FrederickCountyMD.gov).

\*\*\*\*Next Meeting Date: October 1, 2010\*\*\*\*

Remaining 2010 Meeting Schedule

October 1, 2010

December 3, 2010

*Please note that Permitting Outreach meetings are held every other month on the first Friday of the month at 9:00AM, unless a holiday falls on that date.*

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**Frederick County Office of  
Environmental Sustainability**  
*Ensuring Our County's Future*

## **Upcoming & On-Going Opportunities related to Green Building & Sustainability**

### **Oct. 3-5 Forum on C&D Recycling**

Location: Baltimore

More Information at <http://forum.cdrecycler.com/>

See attached flier for details.

### **Green Building Institute**

[www.greenbuildinginstitute.org](http://www.greenbuildinginstitute.org) for latest course offerings

Calendar of courses at <http://www.greenbuildinginstitute.org/pages/calendar.html>

#### **Maryland Green Building Network**

[www.greenbuildinginstitute.org/GBN.html](http://www.greenbuildinginstitute.org/GBN.html)

The Green Building Network (GBN) is an informal group of architects, builders, contractors, developers, planners, landscape architects, related professionals, and citizens.. The GBN provides interested professionals and citizens with the opportunity to meet, share information, and highlight successful green building/green development projects throughout the Chesapeake Bay region. Meetings occur on the **first Tuesday of every month, except for holidays, starting at 6:30pm at the EnviroCenter in Jessup, MD.**

### **GreenBuilding.com**

**Resources, training and certification for building professions.**

### **On-Line Professional Training**

#### **The Energy University**

<http://www.ecw.org/university/ecuonline.php>

Online on-demand and live training (both accredited courses for \$49 and free webcasts)

#### **Sample Courses:**

- Introduction to Green Building
- Beyond Code: Designing Energy Efficient Commercial Buildings
- Daylighting Commercial Buildings: Lighting Every Building Using the Sky
- Basic Building Science—A Study of Air, Heat and Moisture Movement
- Impact of Passive Building Design for Northern Climates
- Building Rating Systems: A Comparative Analysis

**Hagerstown Community College**

[www.theknowledgebase.org/hagerstown/cs.php](http://www.theknowledgebase.org/hagerstown/cs.php)

Samantha Willard  
(301) 790-2800 x413  
[online@hagerstowncc.edu](mailto:online@hagerstowncc.edu)

**24 online courses related to green building and sustainability for building and business professionals**

Sample courses:

- Fundamentals of Sustainable Design (<http://www.theknowledgebase.org/hagerstown/csdet.php>)
- Energy-Efficient Design for Architects (<http://www.theknowledgebase.org/hagerstown/csdet.php>)
- Green Building for Contractors (<http://www.theknowledgebase.org/hagerstown/csdet.php>)

**Online Schoolroom Green Building Certification**

[www.environmentaltrainingonlineepa.org/GreenBuildingCertification.html](http://www.environmentaltrainingonlineepa.org/GreenBuildingCertification.html)

Sample programs:

- Residential Green Building Design and Construction Certification Program
- Green Building Commercial Certification Program
- Residential Green Remodeling - Design, Construction, and Certification Program

# C&D Recycling Forum, October 3-5

Sheraton Inner Harbor Hotel, Baltimore, MD.

More Information at <http://forum.cdrecycler.com/>

## Solutions for C&D Recycling

A Business Event Fostering the Profitable Recycling of C&D Material. The C&D Recycling Forum is a new event organized by Construction & Demolition Recycling in conjunction with the National Demolition Association. Programming is focused on Operational Efficiency and Maximizing Recovered Material Value

### Who Should Attend?

- Demolition Contractors
- General Contractors
- C&D Processors
- Waste Haulers
- Solid Waste and Recycling Officials
- Government Officials
- Scrap Dealers and Recyclers

## Presentations

Sunday, Oct. 3, 2010

2:30 - 3:30 p.m.

### **Recycle It Yourself: Entering the Mixed C&D Business**

Demolition contractors, hauling companies and landfill operators all have made the decision to enter the mixed C&D recycling business. Panelists discuss factors that prompted that decision. *Moderated by: Brian Taylor, Recycling Today Media Group*

4:00 - 5:00 p.m.

### **The Costs and Benefits of Safety**

This session examines how to instill a culture of safety within a company and how the upfront costs quickly yield returns in long-term savings.

Monday, Oct. 4, 2010

9:00 - 10:30 a.m.

### **Joint Opening Session: Recycling vs. Disposal—Changes and Choices**

Consulting, recycling and hauling industries panelists review the history of how mixed C&D materials have been managed and recycled in the past 20 years.

*Moderated by Bob Brickner, GBB Inc; Speaker: Burwin Reed, Potomac Landfill*

11:00 a.m. - 12:15 p.m.

Management and Planning Track

### **The Demolition Impact**

This session looks at the ways the recycling and materials recovery has changed the way contractors approach the demolition process, from preparing bids through to site cleanup. *Moderated by: Mike Taylor, National Demolition Association*

Operations and Equipment Track

## **The Diversion Decision**

Factors that prompt haulers and contractors to decide whether to recycle or landfill material--and how those factors are changing are discussed by this panel.

*Speaker: Tony Colosimo, Phoenix Recycling (Des Moines)*

1:45 - 3:00 p.m.

Management and Planning Track

### **Taking Time for Salvage and Investment Recovery**

Panelists discuss techniques, timetables and optimal salvage and investment recovery opportunities available at the start of demolition and renovation projects.

Operations Track

### **The Green Light for Onsite Crushing**

Contractors and crushing specialists examine what factors go into the decision to crush concrete and asphalt on site.

3:30 - 5:00 p.m.

Management and Planning Track

### **The Energy Market: How Great is the Potential?**

Scrap wood, land clearing debris and other materials have enjoyed steadily growing demand thanks to energy and fuel markets. Panelists views on the extent this market will move forward. *Speaker: Troy Moone, City of Portland (Maine)*

Operations Track

### **Material Issues: End Market Innovations**

Examines new processing techniques and emerging end markets that may help greatly increase diversion rates at job sites, recycling plants and within solid waste authority jurisdictions. *Speaker: Terry Weaver, USA Gypsum*

Tuesday, Oct. 5, 2010

9:00 - 10:30 a.m.

### **Joint Plenary Session: Reaching the Target—Two Case Studies**

Case studies of two projects that attained high recycling rates in an economically viable way. *Speaker: Bob Brickner, GBB Inc, Rob Dorinson, Evergreen Recycling*

10:45 a.m. - 12:00 p.m.

Management and Planning Track

### **Maximizing Metals Markets**

Examines techniques and relationships that can assure contractors and haulers they are realizing maximum profit potential from the scrap metal stream.

Operations Track

### **Hazards of the Job**

Examines the challenges and potential solutions when encountering asbestos, lead-based paint, refrigerants and other red-flagged materials. *Speaker: Scott Knightly, EnviroVantag, Tony Nocito, ABCO; Les Rhynard, Rapid Recovery*

1:00-4:00 p.m. (tentative) **Tour of Local Recycling or Job Site**



Frederick County  
Division of Permitting and  
Development Review

Building Permit # \_\_\_\_\_

Grading Permit # \_\_\_\_\_

### Standard Stormwater Management Plan for: Single Lot Residential Construction

#### OWNER/DEVELOPER INFORMATION

Last Name \_\_\_\_\_ First Name \_\_\_\_\_ MI \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail address \_\_\_\_\_

Present Address (Number & Street) \_\_\_\_\_ City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

#### PROJECT INFORMATION

Project Address (Number & Street) \_\_\_\_\_ City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Tax Map \_\_\_\_\_ Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_ Block \_\_\_\_\_

Lot Size: \_\_\_\_\_ (SF) Total Disturbed Area \_\_\_\_\_ (SF) Total Impervious Area \_\_\_\_\_ (SF)

The requirements for stormwater management in the Frederick County Code (Chapter 1-15.2) and the Code of Maryland Regulations (COMAR) will be satisfied if environmental site design (ESD) practices are implemented to the maximum extent practicable (MEP) to treat runoff according to Chapter 5 of the 2007 Maryland Stormwater Design Manual (Design Manual).

#### Limitations

1. The project is a single lot residential construction, not within a developing subdivision, and there is no contiguous land undergoing development by the same owner, builder, or developer;
2. Total site impervious cover shall not exceed 15% of the lot size;
3. Total land disturbance during construction shall be less than 30,000 square feet;
4. Land area that is disturbed for septic system construction may be subtracted from the total disturbed area provided it is revegetated;
5. This Standard Plan shall not be used in areas of special concern (e.g. karst geology, sinkhole activity, surface water supply reservoirs, wellhead protection areas, sensitive stream systems, etc.) or if site conditions such as slope, soil type, high groundwater, etc. present a challenge; and
6. Documentation must be submitted to show that ESD has been implemented to the MEP before structural practices found in the Design Manual that address these characteristics and specified by Frederick County are used.

#### Conditions

The following conditions for design and construction shall be met and maintained. All stormwater management systems shall be designed by integrating site design, natural hydrology, and smaller controls to capture and treat runoff onsite. The standard for characterizing predevelopment runoff characteristics for new development projects shall be woods in good hydrologic condition. If the following design conditions are met, all stormwater management obligations will be satisfied.

#### Design

- A. 1. All ESD practices shall be designed and located to prevent basement seepage, flooding, soil erosion, increases in nonpoint pollution and to minimize pollutants in stormwater runoff from both new and redevelopment.



2. All rooftop downspouts shall discharge to and drain continuously through at least 75 feet of vegetation (e.g. vegetated channel, swale, or filter strip) in a non-erosive manner to the property line.
3. To the extent practical, all other site impervious areas shall drain and discharge continuously through vegetation in a non-erosive manner. The length of the disconnection shall be equal to that of contributing impervious area.
4. All access roads and/or driveways constructed for this project shall use open sections in lieu of curb and gutter.
5. ESD practices may be used in lieu of providing the required rooftop and other impervious area vegetation lengths.
6. Design constraints specific to each ESD practice as specified in the Design Manual must be addressed.
7. The total impervious area draining to any ESD practice shall conform to the specifications listed in the Design Manual.
8. The drainage area to each rooftop downspout shall be 500 square feet or less. Drainage areas to individual downspouts greater than 500 square feet shall be treated using rain gardens, rain barrels, or other similar practices as approved by Frederick County.

B. The following information must be attached to this application for coverage under the Standard Plan:

1. Plat showing the dimensions of property lines and road frontage;
2. Location and dimensions of all proposed structures (e.g. house, garage, driveway, well, septic system);
3. If present, the location of the Critical Area Buffer, nontidal and tidal wetlands, perennial streams and their associated floodplain;
4. Limits of disturbance; and
5. The location of all disconnected impervious areas and ESD practices.

#### Construction

1. Frederick County, Environmental Compliance Section shall be contacted at least 48 hours prior to start of construction @ (301) 600-1132.
2. All stormwater practices and/or runoff controls shall be installed and maintained according to this Standard Plan and the criteria contained in Chapter 5 of the Design Manual. Subsequent alteration or modification of these practices requires written approval from Frederick County.
3. Access to the site will be made available at all reasonable times during construction and with reasonable notification after construction for inspection by Frederick County.
4. The applicant/homeowner shall promptly repair and/or restore all stormwater practices found in noncompliance by Frederick County.
5. Frederick County reserves the right to deny approval under this Standard Plan and require that an alternative design be prepared according to the Frederick County Code and the Design Manual.
6. Nothing in this Standard Plan relieves the applicant from complying with any and all Federal, State, and local laws and regulations.
7. At a minimum, inspections shall be made by Frederick County, Environmental Compliance Section, and documented for each ESD planning technique and practice upon completion of final grading, establishment of permanent stabilization, and before issuance of use and occupancy approval.
8. Coverage under this Standard Plan shall remain valid for two years from the date of approval.

I hereby certify that I have the authority to make application to this Standard Plan; that the information contained herein is correct and accurate; and that all clearing, grading, construction, and development will be conducted according to the above Requirements, Conditions and Project Information.

\_\_\_\_\_  
Signature of Applicant

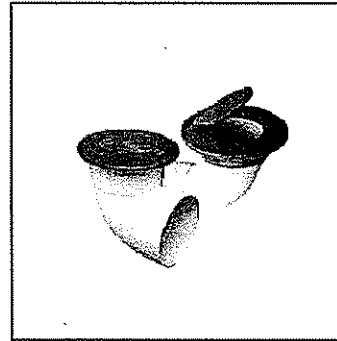
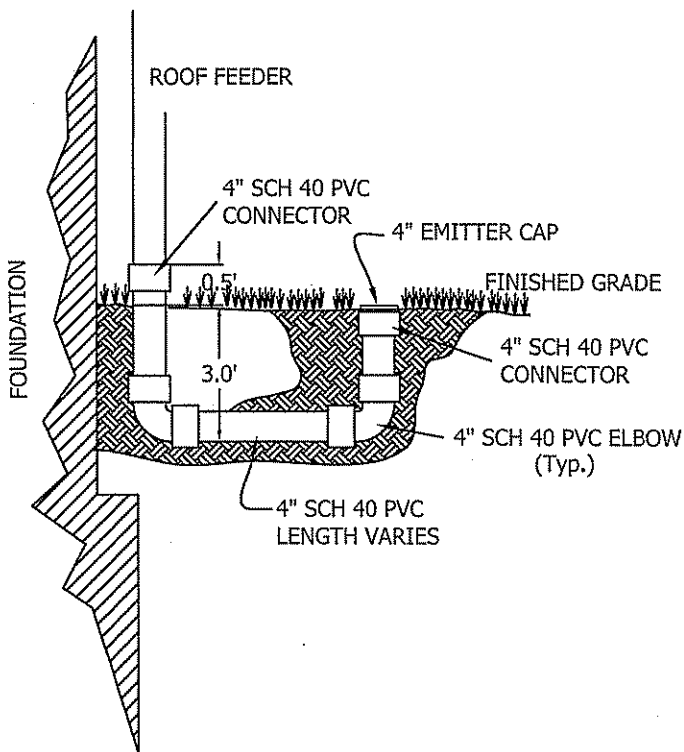
\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

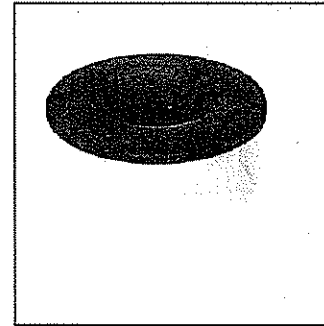
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Approved by

\_\_\_\_\_  
Date





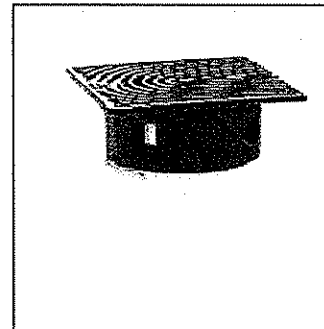
Clog Free Pop-Up Drain Emitter - 4"  
By National Diversified or equivalent



National Diversified 322G Pop-Up Drainage Emitter

NOTES:

1. For outletting into a vegetative filter strip for a minimum of 75 l.f.
2. Predetermine whether Emitter Cap can be removed from elbow prior to installation.
3. Top of Emitter Cap to be even with top of finished grade so as to prevent accidental damage by lawn mowing.



National Diversified 422 Pop-Up Drainage Emitter

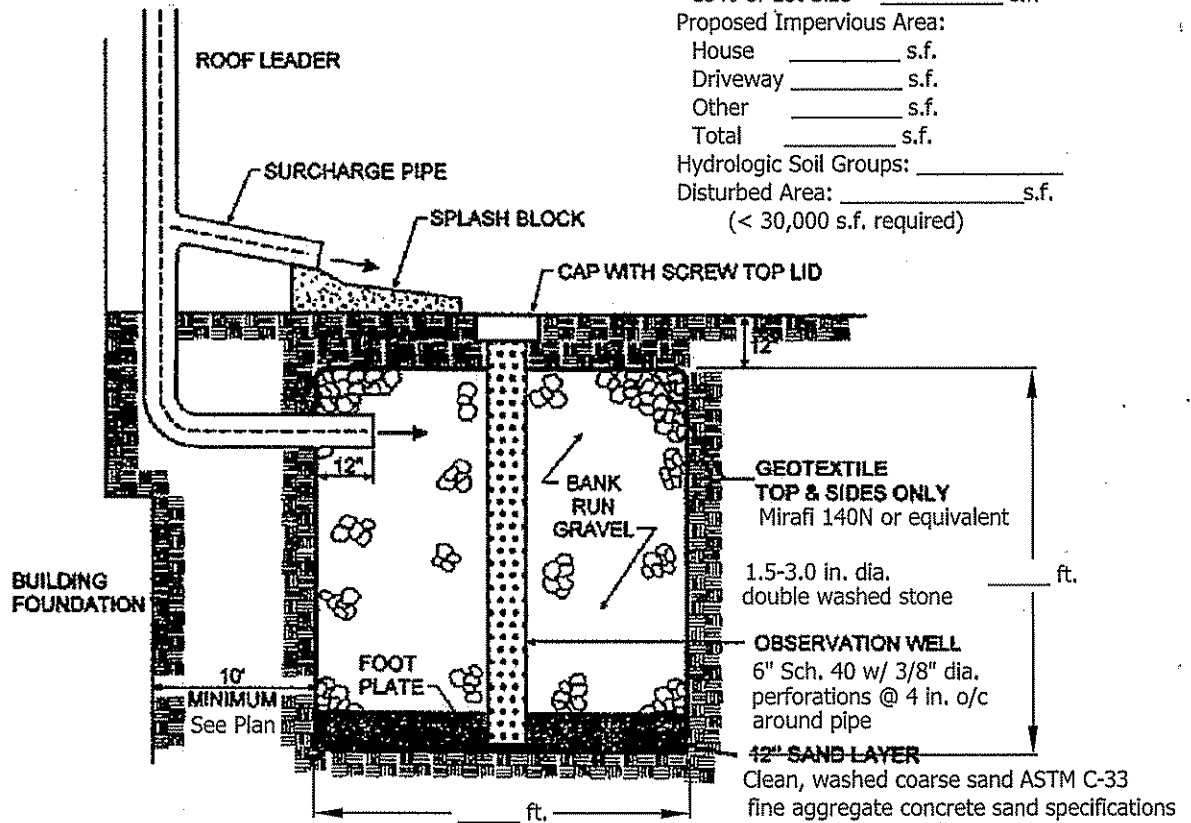
## ROOF RUNOFF DISCONNECT DETAIL FOR SAFE OUTLETS LESS THAN 500 S.F.

Project Name  
Structure Nos.

Chapter E.1. Stormwater Credits ..... Rooftop Runoff Disconnection

**Figure E.1.1 Schematic of Dry Well**

SIZE: \_\_\_\_ FT. X \_\_\_\_ FT. X \_\_\_\_ FT. DEEP \*\*



**Table E.1.2 Rooftop Disconnection Compensation Storage Volume Requirements**  
(Per Disconnection Using Drywells, Raingardens, etc.)

Disconnection Length Provided	0 - 14 ft.	15 - 29 ft.	30 - 44 ft.	45 - 59 ft.	60 - 74 ft.	≥ 75 ft.
% WQ <sub>T</sub> Treated by Disconnect	0%	20%	40%	60%	80%	100%
% WQ <sub>T</sub> Treated by Storage	100%	80%	60%	40%	20%	0%
Max. Storage Volume* (Eastern Rainfall Zone)	40 cu-ft.	32 cu-ft.	24 cu-ft.	16 cu-ft.	8 cu-ft.	0 cu-ft.
Max. Storage Volume* (Western Rainfall Zone)	36 cu-ft.	28.8 cu-ft.	21.6 cu-ft.	14.4 cu-ft.	7.2 cu-ft.	0 cu-ft.

\*Assuming 500 square feet roof area to each downspout.

\*\* Assume 0.4 stone voids for storage volume calculation

FOLLOWING IS THE LINK TO NEW SWM DESIGN MANUAL  
(INCLUDING CHAPTER 5):

[http://www.mde.state.md.us/Programs/WaterPrograms  
/SedimentandStormwater/stormwater\\_design/index.asp](http://www.mde.state.md.us/Programs/WaterPrograms/SedimentandStormwater/stormwater_design/index.asp)



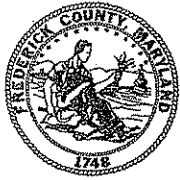
PERMITTING AND DEVELOPMENT REVIEW DIVISION  
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Frederick County 2009 Residential Building Code  
Blanket Update Procedures

July 1, 2010

- All blanket plans require an associated permit application in order to be reviewed.
- If the application is for a new house type that has never been blanketed, plans are required designed in accordance with the provisions of 2009 IRC.
- If the application is for a house type that has a current approved blanket, done per the 2006 IRC requirements, but incorporates significant changes such as stair geometry, habitable attic spaces or one hour separation walls for townhouses, the following needs to be submitted:
  - The sheets associated with the significant revisions.
  - A letter stating that the house will be designed and built in accordance with the provisions of the 2009 edition of the IRC.
  - ❖ Please do not submit complete sets of construction documents, only the changes.
- If the application is for a house type that has a current approved blanket, done per the 2006 IRC requirements, but incorporates no significant changes, a cover letter shall be submitted stating that the house will be designed and built in accordance with the provisions of the 2009 edition of the IRC.
- Existing blankets approved prior to October 1, 2008 require a complete review with plans designed in accordance with the provisions of the 2009 edition of the IRC.
- When the blanket plans are approved for the 2009 edition of the IRC, for the individual house permit application, provide 2 sets of abbreviated plans showing the specific floor plans, elevations and any options chosen. Please also provide 2 copies of the blanket report with all applicable options checked.
- Contact Ms. Debbie Baumgardner to schedule a blanket meeting at least one week in advance at 301-600-1086.



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## Frederick County Building Code Insulation Inspections

- Mandated by the State of Maryland's adoption of the International Energy Conservation Code (IECC) effective January 1, 2010. Frederick County target effective date of July 1, 2010.
- Goals of the IECC
  - To address energy conservation requirements for all aspects of energy uses in both commercial and residential construction.
  - To ensure that building envelopes are designed to be energy efficient.
  - To require that the installation of energy efficient mechanical, lighting and power systems emphasize performance thereby saving resources.
  - To require designs that will result in the optimal utilization of fossil fuels and nondepletable resources.
- Revised sequence of Building Inspections to incorporate Insulation Inspection
  - Framing Inspection – Check for current requirements with new emphasis on:
    - Verify Shear Wall Bracing installation
    - Verify Wind Bracing installation
    - Verify Sheathing installation
    - Verify Floor to Floor/Foundation connections for Wind Shear
    - No Siding or Brick Veneer to be installed at this stage
  - Mechanical, Electric, Plumbing and Fire Systems rough-ins inspected.
    - Verify MEP installation did not compromise framing.
  - Insulation Inspection – Close in Inspection
  - Final Inspection
    - Verify Insulation in Attic and Unfinished Basements